

USA Capital

First Trust Deed Investment

Borrower: ComVest Capital Advisors, Inc.
William Lemke has been in the real estate finance and investments in the Florida area for the past 30 years.

Loan Amount: \$4,500,000

Rate: 12% (net)

Loan to Value: 66% based on estimated retail sell out, an appraisal has been ordered.

Term: 12 months

Collateral: First trust deed on approximately 60,000 square feet with an apartment complex with a total of 36 units, located 3 blocks from the ocean in Satellite Beach, Florida.

The Project: The borrower will be purchasing an apartment complex with 36 units, in three 2-story buildings and converting them into condominium units. The units will range in size from 850 square feet to 890 square feet, with an average price of \$190,000. Satellite Beach is located between the Atlantic Ocean and the Indian River Lagoon, close to Cape Canaveral, Cocoa Beach and Melbourne Beach. It is approximately 1 hour from Orlando.

Borrower Equity: The borrower will be bringing in \$1,200,000 to the deal at the close of escrow.

Guarantees: The loan will be guaranteed by William Lemke with a reported net worth of approximately \$10,000,000.

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702-734-2400

Licensed by the State of Nevada Division of Mortgage Lending
USA Commercial Mortgage Company 4484 S. Pecos Rd, Las Vegas NV 89121

License #MB 333 11/22/2005

Money invested through a mortgage broker is not guaranteed to earn any interest or return and is not insured. Before investing investors must be provided applicable disclosure.